



*Is Proud to Present  
404 Pearl Street West, Brockville  
K6V 4E5*

**\$289,900.00**



**Exceptional 11 year old Custom Built Bungalow in Brockville's West end**

The Ideal home for empty nesters or retirees looking for ease of living and quality construction. This rare find features hardwood flooring, open concept kitchen with breakfast counter open to eating area with an abundance of natural light—sit back and watch the birds in the lovely gardens. Living and dining room feature cathedral ceiling and stunning gas fireplace complete the room with style and class. Large master with ensuite, plus main floor laundry with attached double garage. Full lower level with family room and additional bedrooms and workshop area. Many of the special extras are hidden in the special features of this clay brick home, constructed with Blue Maxx Wall system and insulated concrete walls. This construction provides R40 insulation value, lower heat and cooling costs, as well as providing sound proofing from the outdoor noises.

This home must be viewed to be appreciated—it is a rare gem in the west end. Low maintenance and a style of living that many are searching for



**[www.suesteele.com](http://www.suesteele.com)**

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404 Pearl Street West, Brockville

\$289,900

**Owner:** Eberhard Matczynski and Jean Bessel  
**MLS #:** 080203006054300  
**Legal:** Plan 388, Lot 47, Brockville  
**Taxes:** \$3134.00/2007  
**Lot Size:** 55.64'x100.13'  
**Exterior:** Brick  
**Garage:** Double Attached  
**Foundation:** Concrete  
**Water:** City  
**Sewage:** City  
**Heating:** Forced Air Natural Gas, Hot water  
**Zoning:** Residential  
**Possession:** TBA

**Inclusions:** All light fixtures, ceiling fans, fridge and self cleaning gas stove, washer, dryer, gas fireplace

**Exclusions:** Hot water tank is a rental, wagon wheel light in living room, kitchen light

### Construction of Blux Maxx Homes

The genius of Blue Maxx engineering is the combination of the solid strength and permanence of steel reinforced concrete, with the insulating capacity of dual two and half inch thick slabs of expanded polystyrene foam in a system that is fast, cost efficient and virtually foolproof to construct from the basement up.

### Advantages of Blue Maxx Construction

- ⇒ Significant energy savings from polystyrene and with the thermal mass of concrete, you are talking in the area of R40 walls
- ⇒ Environmentally Friendly
- ⇒ Cost effective, saves time, money and efficient house to heat and cool
- ⇒ Incorporates vapour/air barrier and strapping 8" on centre
- ⇒ Concrete filled walls are relaxingly quiet. Noise reduction is an impressive 63db

More information on the Blue Maxx Wall systems is available from the Listing Brokers Office

### Main Floor:

Concrete Front Patio, provides room for outdoor enjoyment—measuring 20.9'x8.6'

Kitchen: 17.2'x14', vinyl flooring, double sink, white European cabinets, pots and pan drawers, built in glass cupboards, breakfast counter provides convenient cooking and serving area. Built in pantry. Convenient door to deck. Gas hookup on deck for bar b q.

Living Room: 15'x12', oak hardwood flooring, gas fireplace featuring BC stone, decorative mantle

Dining Room: 15'x12', oak hardwood flooring

Cathedral ceiling in Living and Dining Room

2 piece powder room. Main floor Laundry with laundry tub measures 9'x7.7'

Master Bedroom: 14'x11.2", oak hardwood flooring.

4 piece ensuite, measures 7'x6' with 1 piece tub surround. Oak cabinet.

Walk in Closet

### Lower Level:

Family Room: 21'x14', wall to wall carpet, 2 double closets, gas hookup for a future fireplace

Bedroom #2: 14.3'x9.1', wall to wall carpet

Bedroom: #3: 15.3'x9.6

Office: 10.6'x8.2', storage closet, wall to wall carpet

Cold Room: 13.3'x5'

Furnace Room: 11'x6.2'

3 piece bathroom measuring 7'x4'

Garage: measures 20.4'x19.4'

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